

MCDONNELL DOUGLAS

McDonnell Douglas Realty Company

May 31, 1996
(Via FedEx)

Mr. Rick Kuhle
Vestar Development Co.
2425 East Camelback Road, Suite 750
Phoenix, Arizona 85016

Re: Torrance Facility

Dear Rick:

Per our discussion today we are attaching a copy of the latest demolition drawings for your review and comment, tabulated as follows:

- Torrance Facility Demolition Phase I prepared by R. Jay Falkenburg & Assoc. dated May 22, 1996, Sheet A-1, Sheets A2.1 through A2.11 (12 sheets total).
- Demolition Plan - Phase I prepared by Tait & Assoc., Inc. dated May 21, 1996, Sheets C-1 through C-4 (4 sheets total).

Attached also are copies of the Environmental Assessment Reports, tabulated as follows:

- Phase I Environmental Assessment for Parcel A prepared by Kennedy/Jenks Consultants dated March 20, 1996 (116 pages)
- Phase I Environmental Assessment for Parcel B prepared by Kennedy/Jenks Consultants dated April, 1996 (116 pages)
- Phase I Environmental Assessment for Parcel C prepared by Kennedy/Jenks Consultants dated May, 1996 (116 pages)

Attached also are copies of the latest drafts of jurisdictional submittals, tabulated as follows:

- EIR SECTION II. PROJECT DESCRIPTION
 - A. Statement of Objectives
 - B. Project Location
 - C. Project Background
 - D. Project Characteristics
- EIR SECTION III. GENERAL DESCRIPTION OF ENVIRONMENTAL SETTING
 - A. Overview of Project Setting
 - B. Related Projects

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- EIR SECTION IV. ENVIRONMENTAL IMPACT ANALYSIS
 - A. Earth
 - C. Water
 - E. Noise
 - F. Light and Glare
 - G. Land Use
 - H. Transportation/Circulation
 - I. Public Services
 - J. Utilities
 - L. Aesthetics

- EIR SECTION VI. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

We've also asked Jay Palchikoff to get with Allan and provide a final final draft with our proposed language, exhibits, etc. which we'll review tentatively here in our office on Thursday, June 6 at 10:00 A.M. with Palchikoff, Allan and you. It's our intent to wrap this document up, get it signed, get your check on deposit, assist in expediting your final due diligence, and all know by August 1 if Vestar is going to develop the retail or not. We're totally committed to the clearing, remediation, and development. We're hopeful you can come through by implementing the Wal-Mart exclusive letter with a Lease so we can count on the Retail Power Center.

We look forward to seeing you here next week.

Thank you.

Sincerely,

MCDONNELL DOUGLAS REALTY COMPANY



Thomas A. Overturf
Vice President, Development

TAO:kk KKT01757

Enclosures

cc: Steve Barker
Phil Cyburt
Tom Motherway
Mario Stavale
Merle Pautsch
Jay Palchikoff